

**GRANT COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF)	FINDINGS OF FACT,
)	CONCLUSIONS OF LAW AND,
P 18-0263)	DECISION AND
Langely)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Grant County Hearing Examiner on October 10, 2018, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law and, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. This Conditional Use Permit application is to allow the operation of an equestrian academy specializing in equine massage.
2. The proponents are Travis & Mary Lou Langley, 19601 Rd F.4 NE, Soap Lake, WA 98851.
3. The site address of the subject parcel is 19601 Rd F.4 NE, Soap Lake WA 99851. The site is located in the SE quarter of the NW quarter of Section 30, Township 22N, Range 28E, W.M., Grant County, WA. Parcel's #17-1298-001 & 17-1295-005.
4. The zoning for the property is Agriculture.
5. The zoning for neighboring parcels is: To the north, Agriculture; to the south, Agriculture; to the east, Agriculture; to the west, Agriculture.
6. The Comprehensive Plan designation for the subject property is Rangeland AG.
7. This project is SEPA exempt.
8. The subject parcel was reviewed for Critical Areas and not found to be located within 300 feet of any Critical Area as defined by Grant County Code.
9. A Public Notice containing information on this project was published in the Columbia Basin Herald on August 28, 2018, was mailed to property owners within 300 feet of the subject property, and was posted on the subject property. Information on this project was also mailed to applicable agencies of jurisdiction for their review and comment.
10. The following agencies and County departments provided comments:
 - 10.1 Grant County Fire Marshal responded on August 29, 2018
 - 10.2 Grant County Building Official responded on September 12, 2018
 - 10.3 Grant County Public Works Department responded on August 29, 2018
 - 10.4 Grant County Assessor's Office responded on August 29, 2018
 - 10.5 U.S. Bureau of Reclamation
11. The following agencies were notified but did not respond:
 - 11.1 Grant County Treasurer's Office
 - 11.2 Grant County Health District
 - 11.3 Grant County Sheriff's Office

- 11.4 Grant County Auditor's Office
 - 11.5 Grant County Emergency Management
 - 11.6 Grant County Noxious Weed Control Board
 - 11.7 Grant County PUD
 - 11.8 Grant County Fire District #7
 - 11.9 East Columbia Irrigation District
12. A public comment was received from Greg Minden dated September 12, 2018. Below is a summary of Mr. Minden's concerns and the response to those concerns submitted by the Applicant.
- 12.1 Concern #1: Mr. Minden has concerns with the proposal for the indoor riding arena and questions whether the Applicant has been straightforward with the intentions of the indoor riding arena of that size. He suggests the county obtain the business plan which would have be required in order to obtain financing for the indoor arena.
 - 12.2 Response to Concern #1: The Applicant reiterated that "the use of the land is for the equine massage school and limited use of an in-door arena for commercial use, if it is ever erected. Mr. Minden has made the assumption that the in-door riding arena precipitates large scale use, is false." She also mentioned that she presented a business plan to WA Trust Bank. In her response she said it was available upon request by the Planning Department, if is so needed. The business plan "clearly endorses my intentions of the arena usage. Mrs. Lopez her-self has stated my projections were considerably modest and no exaggerated income projections were made by large scale commercial use of the general public or via numerous boarders etc." She clarified that her "intentions are that the school will pay for the bulk of the arena cost. I have calculated that approximately thirty students total would pay for the arena."
 - 12.3 Concern #2: Mr. Minden suggests that the increased traffic from the construction of the indoor riding arena will have negative impacts to the private Rd F.4 NE. He recommends the road be improved to comply with the County Private Road Standards and safety measures be taken around the bend in the road.
 - 12.4 Response to Concern #2: The Applicant refuted the claim that approval of the CUP would equate to more traffic along Rd F.4 NE. She stated "The facts are, in the last 5 years Langley Equine Studies has operated a "small" equine massage school on the premises with NO ill effect on the private community, access road or residents. To give weight to "small" Langley Equine Studies had the following number of students in the on-campus one day a week class:

2014-2015	2 students
2015-2016	3 students
2016-2017	5 students
2017-2018	4 students
2018-2019	2 students

She mentioned that neighboring property owners have also operated their small commercial businesses on the road with no issues. And that "From time to time over the last 15 years we personally have purchased gravel for the road and have always done our best to maintain and improve its condition from Road 20 to our driveway."

- 12.5 Concern #3: Another concern is that the students coming to the site may park in the 30-ft. private road easement. He recommends a better parking layout be submitted and steps be taken to prevent students from parking within the road easement.
- 12.6 Response to Concern #3: The Applicant stated “we do not, have not, nor intend to” have students park on Mr. Minden’s property or in the 30-ft. private road easement. “Currently enrollment in Langley Equine Studies are only two to five students, one day a week during limited times of the year. Boarders typically in the past do not come out every day. Some come out only once every few weeks. Some might come out only on a weekend. Potential “boarders” parking is easily managed on our property.”
- 12.7 Concern #4: Mr. Minden also recommends a Condition of Approval preclude Ms. Langley from using the indoor arena for “dances, parties, dog training and competitions, or any other non-equestrian activity”.
- 12.8 Response to Concern #4: The applicant disagrees with Mr. Minden’s use restrictions request. She questions what is meant by a large amount of people on-site “Is there a distinction in large number of people being on the property at any given time for commercial use or and private guests? For example a large gathering in some peoples mind might be 20 and another it might mean 200.” She states “We have a beautiful expanse of lawn, fruit trees and gardens as well as an existing out-door arena. Mr. Minden’s request precluding “a large number of people being on the property at any one time” would restrict our use of any kind, private or otherwise, through-out our entire property I therefore, ask that you deny his request.”
- 12.9 Concern #5: He also suggests a Condition of Approval which states that no more than 40 people and 10 horses be on the property at any one time to help minimize traffic, dust and pedestrian traffic along the road.
- 12.10 Response to Concern #5: Ms. Langley also contends that limiting the number of people and horses on-site would prevent her from fully utilizing the property. She mentions that she plans on having graduation ceremonies for her students and private family events which could exceed 40 people. Limiting the number of horses on-site to 10 would prevent her from having the 5 proposed boarder horses and any day use riders because she owns 7 horses of her own. She states “Limiting the number to 10, would eliminate the handful of 4H kids or high school equestrian team riders who currently practice here on a limited basis. This limitation would also disallow the estimated 5 boarders or a few day riders.”
- 12.11 Concern #6: It was suggested that the hours of operations should be limited and no activity should take place beyond 9 pm.
- 12.12 Response to Concern #6: The Applicant stated “The limitations regarding personal and private use need to be differentiated. We have no intention having commercial past 10pm. Our personal use of our property should not be subject to any time imitations.”
- 12.13 Concern #7: The camping should be limited to 4 motor homes or camping trailers with a duration of no more than 72 hours.

- 12.14 Response to Concern #7: “As mentioned before, we are not seeking to build a camping facility, but to only allow students to park in the designated parking areas as dry lot use. The school is already limited to student/teacher ratio of 10/1. Therefore even the 2-3 day clinics or labs are limited to 10 participants per instructor, being limited to 4 is not reasonable as it doesn’t allow me to operate within the limitations set forth in the school catalog which is what is licensed by the State through the Workforce Training and Education Board.” She stated that students coming on-site could be there for as many as 6 days in order to complete their labs especially if they were coming from out of state. And that “in the last 5 years most students get local motels but I have had a few stay here. I therefore request a limitation of 4 not be imposed nor the 72 hours.”
- 12.15 Concern #8: Mr. Minden requests the indoor arena be required to have gutters, downspouts and a storm water drainage system be installed to prevent damage to the road. He suggest increasing the required setback from the south property line to 50-ft.
- 12.16 Response to Concern #8: The Applicant provided some information regarding the limited amount of rainfall we receive in the Columbia Basin and that Mr. Minden’s fence would not be impacted by the construction of the indoor arena. She asked that the storm water drainage request be denied. She also contends that the requested 50-ft. setback be denied if not based on any code requirements.
- 12.17 Concern #9: Mr. Minden recommends a plan be submitted to address the increased amount of manure as a result of the CUP.
- 12.18 Response to Concern #9: Ms. Langley stated that “We utilize our tractor with the harrow, grader and rake to spread the manure and it quickly is reabsorbed into the sand. We have never had a problem with manure containment as our pens are not small and there is plenty of room to spread it out. My plan on having a few boarders will not “substantially” increase the number of animals on the property, as we have always had them here.”
- 12.19 Concern #10: Mr. Minden requests the Fire Marshals requirement for fire flow be included as a Condition of Approval.
- 12.20 Response to Concern #10: No response was provided to contend with the Fire Marshals comments for the fire sprinkler system and on-site fire flow.
13. The application was determined to be Technically Complete on August 17, 2018.
14. This proposal was processed as a Type III Quasi-Judicial Decision, in accordance with Chapter 25.04 “Permit Application and Review Procedures” and Chapter 25.08 “Conditional Uses and Variances” of the Grant County Unified Development Code.
15. This proposal was reviewed for compliance with Chapter 24.08 “Critical Areas and Cultural Resources” of Grant County Unified Development Code. The project site was not found to be located within 300-ft. of any Critical Areas.
16. The proposal is not located within an Urban Growth Area of any city.
17. The project site is located in the Agricultural Zoning District.

18. Pursuant to Grant County Code 23.04, Table 4, "Equestrian Stables, Clubs & Riding Academies" is allowed as a Conditional Use in the Agricultural Zoning District.
19. Grant County Code 23.08.170 requires "a lot area of not less than 10 acres shall be required." The Langley's own two parcels which collectively equal 19.48 acres which exceeds this 10 acre requirement. Although most of the school will take place on the 14.48 acre parcel there is a potential for the indoor riding arena to be located on the north 5 acres over the existing outdoor riding arena.
20. Pursuant to GCC 23.12 Table 5 parking requirements for Equestrian Stables, Clubs & Riding Academies are determined by the Administrative Official. Therefore, the Applicant has satisfied the requirement for parking based on the few number of students coming to the parcel at any given time. When/if the Building Application for the indoor riding arena is applied for, additional parking would be required at that time.
21. Site visits were conducted on August 17, 2018 and September 27, 2018 by GC Development Services Staff.
22. The Conditional Use Permit application is exempt from SEPA, when/if the owner decides to submit a Building Application for the indoor arena SEPA would be required exceeding the 12,000 sq. ft. categorical threshold.
23. The Applicant has stated an intent to have on-site clinics that showcase the equine massage school offerings to prospective students. The application materials stated that no more than 3 clinics would be offered a year, this has been made a Condition of Approval.
24. Planning Divisions response to the public comments received:4
 - 24.1. In the applicant's public comments response dated September 17, 2018 it was stated that a copy of the Business Plan submitted to WA Trust Bank was available upon request for the Grant County Planning Department. To enhance the record for this CUP application the Langley Equine Studies Business Plan was requested and received on September 20, 2018 from WA Trust Bank after confirming with the Applicant that the county could request the plan. The narrative regarding the scope of the project in the Business Plan emphasizes the primary purpose of the facility to be used for the equine massage school.
 - 24.2. The construction of the indoor riding arena does not necessarily equate to increased traffic on the road, Ms. Langley has been operating on-site for a few years with no issues from her neighbors. However, a Condition of Approval has been added which prohibits the use of the indoor arena for any non-equestrian uses. If there are any changes to the approved scope of the project then additional permitting and review may be required. And at that time additional road improvements may need to be made.
 - 24.3. A Condition of Approval has been added which requires students coming to the property for class or for labs, park on the Langley's property and outside of any neighboring private road easements.
 - 24.4. Grant County Code does not have a provision which limits the number of horses on site to 10 for Equestrian Stables and Riding Academies. However, Ms. Langley has stated in her application materials that she does not intend on having any more than 5 boarders at any given time. Therefore, a Condition of Approval has been added which limits the number of boarder horses to 5.

- 24.5. The Langley's have stated in their application that camping is only a minor accessory to the Equine Massage School (if necessary). No parking shall be allowed on any neighboring parcels or within the private road easement.
- 24.6. A Condition of Approval has been added which would require the indoor riding arena to have adequate provisions for storm water management to ensure that any storm water runoff is contained on-site.
- 24.7. The 7 personal horses and 5 boarder horses does not warrant a nutrient management plan for the manure on-site. The applicant has provided an adequate statement for how they currently manage manure on-site.
- 25. Information about this application was sent to all applicable agencies of jurisdiction for their review and comments. Agency comments and/or requirements specific/applicable to this proposal have been included as Conditions of Approval. All comments received have been included as part of the Staff Report, and will be made available to the applicant. No adverse comments were expressed by any agency that would prohibit development.
- 26. As mentioned, this Conditional Use Permit application is for an equestrian academy for equine massage in the Agricultural Zoning District.
- 27. Grant County Development Services Staff has reviewed and considered the application materials and the comments received for the proposal. Based on the proposed Conditions of Approval specified below, and the current design of the project, staff recommended approval of subject Conditional Use Permit. Findings of Fact have been reviewed by Grant County Development Services Staff and it has been determined that this proposal complies with the findings as outlined:
 - 27.1 The proposed use will not be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan.
 - 27.1.1 Langley Equine Studies LLC, equine massage academy would comply with Grant County Code 23.08.170 Equestrian Stables, Clubs and Riding Academies. Langley Equine Studies would fall under the conditional use process and would be allowed conditional use as land is zoned Rural R1 and is therefore permitted. The proposed use of property listed in application will not be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan.
 - 27.1.2 The proposed use will not be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan. Equestrian Stables, Clubs and Riding Academies are allowed in the agricultural Zoning District as a Conditional Use. The project will be required to comply with all relevant development and performance standards of the Grant County Unified Development Code.
 - 27.2 The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
 - 27.2.1 The property is titled in the Comprehensive Plan as Agriculture Rangeland. County zoning is agricultural being rural RR1. Travis and Mary Lou Langley have developed the property in the last 15 years, they have lived here for their personal equestrian uses therefore the proposal is appropriate in design,

character and appearance with the goals and policies for the land use designation in which the proposed use is located.

- 27.2.2 The proposal is appropriate in design, character and appearance with the goals and policies for the applicable land use designation. Rural areas of the county such as the Agricultural zone helps to facilitate private property owners' desires to own large animals like horses for recreational purposes. The applicant has owned horses for many years and has stated a desire to board 5 horses in accessory to the equine massage school. These horses would be utilized for students to practice their massage skills and is allowed and supported in the agricultural zoning district.
- 27.3 The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
 - 27.3.1 The Langley's have lived on the property for over a decade with horses and Langley Equine Studies academy does not have any intentions of causing adverse impact on the human or natural environment which cannot be mitigated by conditions of proposed conditional use of the land for approval.
 - 27.3.2 The proposed use will not cause significant adverse impacts on the human or natural environment. Conditions of Approval have been proposed below that will ensure that the project, if approved, will not negatively impact the environment. The applicant has indicated that no more than 10 students can be enrolled at any given time under her state license and of those students only 2-5 are on-campus, the remainder are online students. The only time all 10 students could possibly be located on-site is for the 1 to 2 days labs which are offered 4-6 times a year, therefore, there will be little impact to the surrounding area. This Conditional Use Permit has been conditioned to minimize impacts to human or natural environments.
- 27.4 The cumulative impact of additional requests for like actions (the total of the conditional uses over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval.
 - 27.4.1 Langley Equine Studies has no intentions of change the land or how it is currently used from equestrian use, but utilizes it as is. With the addition of a potential indoor riding arena this will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval.
 - 27.4.2 The cumulative impact of additional requests for like actions will not produce significant adverse effects to the environment provided those similar requests are adequately conditioned, or have appropriate mitigation measures applied to them at the time of approval. This project has been adequately conditioned to minimize impacts to the environment.
- 27.5 The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities.
 - 27.5.1 The current facility has ample room for access from Road 20 NE to F.4 NE which is straight access to our property. Fire protection is available through Fire District 7. If the indoor arena is erected the proposal will include an adequate facilities including access, and parking lot excavated. There is a current well on both parcels for more than adequate water. Strom water

control doesn't seem to be an issue on this property. A port-a-potty sewage disposal will be provided on the south parcel where the current use barn and office is. If indoor arena is erected on north parcel a port-a-potty sewage will be placed there as well.

- 27.5.2 This proposal will be served by adequate facilities. Although the property utilizes a private road (Rd F.4 NE) the amount of traffic produced from the 10 students potentially enrolled will only equate to no more than 10 vehicle trips per week on average throughout the year. The private road is about 15-ft. wide which is enough to accommodate a fire truck. The Fire Marshal provided comments which require on-site water storage for fire suppression for the indoor riding arena, this requirement has been made a Condition of Approval. Storm water will be handled on-site and no additional sewage disposal facilities are proposed at this time. The applicant has stated the use of a portable toilet facility for students coming to the site for class. The application was reviewed by the Grant County Health District and signed the Water & Sewer Availability form indicating adequate provisions for water and sewer on-site.
- 27.6 The location, size, and height of buildings, structures, walls and fences and screening vegetation for the proposed use shall not unreasonably interfere with allowable development or use of neighboring properties.
 - 27.6.1 Our property is boarded by a road F.4 on west side, and boarded on east side by a rock butte and "federal" ground. Private property is only to the north and south of our property. The current location, size and height of any potential new buildings, structures, walls and fences and vegetation for the proposed use shall not unreasonably interfere with allowable development or use of neighboring properties.
 - 27.6.2 This project will not unreasonably interfere with development or use of neighboring properties. The existing development on-site complies with all the setbacks and height requirements for the county. The indoor arena (if constructed) will need to comply with all applicable setbacks and building height requirements in order to ensure the structure does not interfere with neighboring properties.
- 27.7 The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood.
 - 27.7.1 Traffic to the property will not create noticeable increases on county roads. Langley Equine Studies equestrian academy is not a high volume entity, therefore pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood. Pedestrian use from the public doesn't exist as this is a privately maintained road. And commonly the only people driving on this road are the people living down it. Currently, we are the only residents in years, that provide gravel or maintenance on F.4 NE, our interest in traffic welfare is apparent to the involvement we give to maintain the dirt road.
 - 27.7.2 Pedestrian and vehicular traffic resulting from this project will not be hazardous to the existing traffic in the area. Application materials were sent to Grant County Public Works and they did not provide any comments of

concern regarding the project. The applicant has stated that only a few students are present on-site during the class which is once a week or during the several labs that occur at various points throughout the year. The applicant has stated that she is limited to a maximum number of 10 on campus students from her Washington State credentials. The application is conditioned to ensure the development does not become hazardous for the traffic on Rd F.4 NE.

- 27.8 Land uses, activities, and structures that are allowable as conditional uses must also comply with any required performance standards in GCC § 23.08.
 - 27.8.1 Langley Equine Studies land use, activities, and structures that are allowable as conditional uses must also comply with any required performance standards specified in GCC 23.08. Langley Equine Studies will meet or exceed the 10 acres minimum required by the combination of both parcels equaling 20 acres. The safety, noise and odor factors are not an issue being located here. Langley Equine Studies facilities will not contain food service facilities. In the future, if the facility should be used for exhibitions or shows, additional parking shall be provided as required.
 - 27.8.2 The application will be conditioned so as to comply with the applicable performance standards. Appropriate conditions of approval have been suggested that will ensure compliance.
- 27.9 The proposal does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70).
 - 27.9.1 Langley Equine Studies is not located near any airports or airfields; therefore the proposal does not need to include any use or activities that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70).
 - 27.9.2 This proposal is not adjacent to an airport/airfield. The proposal does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield.
- 27.10 The proposal conforms to the standards specified in GCC § 23.12.
 - 27.10.1 The proposal conforms to the standards specified in GCC 23.12.
 - 27.10.2 The project, as conditioned, complies with all applicable development standards found in GCC § 23.12.
- 28. The Grant County Planning Department recommended approval of the requested permit, subject to the recommended Conditions of Approval.
- 29. An open record Public Hearing after due legal notice was held on October 10, 2018.
- 30. The entire Planning Staff file was admitted into the record at the public hearing.
- 31. Appearing and testifying on behalf of the Applicant was Mary Lou Langley. Ms. Langley testified that she was the Applicant and property owner. Ms. Langley submitted Exhibit F which was a copy of written comments that Ms. Langley read into the record.
 - 31.1. Ms. Langley also submitted Exhibit G, a statement from Jim Johnson.

31.2. Regarding the use of recreational vehicles, Ms. Langley stated that the camping on the site would be dry camping and would be limited to those dates in which clinics were being offered and the stays would be 6 days maximum. She stated that there may be horse trailers with sleeping facilities, campers on pickups or trailers / recreational vehicles.

31.3 She further testified that there would be no commercial weddings on her property and no public gatherings that would require additional permitting under the Grant County Code. She repeated that she just wants to train people to be horse massage therapists.

32. Also testifying for the Applicant was Lorna Smith. Ms. Smith is a former student of the Applicant and she feels it is advantageous to have this school to train people to become horse massage therapists.

33. The Applicant testified that all the proposed Conditions of Approval were acceptable.

34. Testifying from the public was:

34.1 Greg Minden. Mr. Minden submitted Exhibit H, his written comments, that were admitted into the record.

35. Staff indicated that GCUDC 23.08.170 describes Equestrian Academies and requirements for those facilities. Staff also indicated that outdoor events and festivals are a separate use requiring additional permitting from Grant County. The Hearing Examiner notes that in Table 4 set forth in Title 23 of the GCUDC, that outdoor events, temporary and outdoor festivals, temporary are both identified as discretionary uses.

36. At the conclusion of the hearing, the Hearing Examiner offered the Applicant an opportunity to review Mr. Minden's written comments. The Hearing Examiner left the record open until 5:00 p.m. Friday, October 12, 2018 for the sole purpose of the Applicant submitting whatever rebuttal written statement they wished to make. At that point, the public record will close and the Hearing Examiner's decision will be made on or before October 26, 2018.

36. On October 1, 2018 the Applicant submitted a written statement. This statement is admitted into the record as Exhibit I.

38. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this decision.
2. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Grant County Code and Comprehensive Plan.
3. As conditioned, the proposal does conform to the standards specified in Grant County Code Section 23.12.
4. As conditioned, the use will comply with all required performance standards as specified in Grant County Code 23.08.
5. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Grant County Code or the Comprehensive Plan.
6. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.

7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, Conditional Use Permit Application P 18-0263 is hereby APPROVED subject to the following Conditions of Approval.

IV. CONDITIONS OF APPROVAL

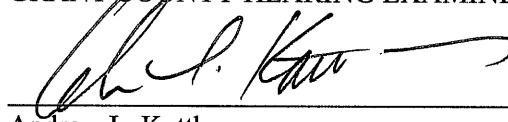
All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. The Applicant shall comply with all requirements as deemed necessary by the Grant County Planning Division, including but not limited to:
 - 1.1 The indoor riding arena shall be constructed with an adequate storm water system in order to contain all storm water on site in accordance with GCC 23.12.080. This structure shall comply with the applicable portions of the WA State Storm Water Manual for Eastern Washington.
 - 1.2 The site shall have no more than 5 boarder horses at any given time as stipulated in the application materials.
 - 1.3 No more than 10 students shall be located on-site at any given time as per the application materials.
 - 1.4 The applicant shall have no more than 3 massage school clinics per year as stated in the application materials.
 - 1.5 All parking areas for the Langley Equine Massage School and the indoor riding arena shall be contained on-site and outside of any neighboring properties or easements.
 - 1.6 Additional parking for the site may be required when the Building Permit Application for the indoor riding arena is applied for through the Grant County Building Division.
 - 1.7 Any uses for the subject parcel beyond the scope of this permit/application and for any non-equestrian events would require additional review and may require additional permitting from Grant County Development Services to ensure adequate provisions for access, parking and sanitation facilities.
 - 1.8 The development authorized through this Conditional Use Permit shall be completed within five (5) years from the approval date of the permit or the approval will become null and void.
 - 1.9 Applicant shall comply with any/all applicable requirements found in Grant County Code Chapter 23.08, Performance and Use Standards.
 - 1.10 Applicant shall comply with any/all applicable requirements found in Grant County Code Chapter 23.12, Development Standards.
2. The applicant shall comply with all requirements as deemed necessary by the Grant County Fire Marshal, including but not limited to:
 - 2.1 The indoor riding arena requires a fire sprinkler system be approved by the Grant County Fire Marshal during the building application review.
 - 2.2 Adequate fire flow would also be required to be stored on-site to support the fire suppression system. The final requirements for the amount of fire flow would be calculated once the building plans have been received.

3. The applicant shall comply with all requirements as deemed necessary by the Grant County Building Official, including but not limited to:
 - 3.1 Any structures that are located on the property, and associated with the Equine School must be permitted, and comply with all current codes, 2015 Building codes, for the use and occupancy that they are intended to be used as. This would include the classroom, and arena areas, as well as any other structures that may be placed on the property.

Dated this 18th day of October, 2018.

GRANT COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Anyone aggrieved by this decision has twenty-one (21) days from the issuance of this decision, to file an appeal with Grant County Superior Court, as provided for under the Judicial Review of Land Use Decisions, RCW 36.70C.040(3). The date of issuance is defined by RCW 36.70C.040 (4)(a) as “(t)hree days after a written decision is mailed by the local jurisdiction or, if not mailed, the date on which the local jurisdiction provides notice that a written decision is publicly available” or if this section does not apply, then pursuant to RCW 36.70C.040(3) (c) “...the date the decision is entered into the public record.” Anyone considering an appeal of this decision should seek legal advice.